



## BUY HOME FROM OWNER



**New!**

**\$349,850**



### Address

1150 Woods Rd, Southampton, Pennsylvania, 18966

### ABOUT HOME

Description Revised on May 17, 2005

<p>

The two "shed" type roofs have polyurethane foam covered with an ULTRA-WHITE polyacrylate rubber film that would be used for a cold storage warehouse. Propane bill for the 6-months of winter has been about 45% greater than the 6-month summertime consumption. The marginal power requirement during July and August for central air-condition for 2400 sq.ft of first floor and 1728 sq.ft. of basement has been only 17 KWH per mo. The kitchen has both a gas range and an electric range. When the propane-supplier goofs, that one electric range can heat the entire house. The 1000-gallon propane tank in the side yard belongs with the house, not the propane-supplier. The buyer of 1150 can benefit from some engineering features traceable to a frugal Quaker chemical engineer as the general-contractor-owner for 47 years. The home has about 100 48-inch fluorescent lights for "library lighting" everywhere, even in the garage.

<p>

The 10 KW standby generator automatically provides power during electrical outages. Although less than 2 miles north of Philadelphia & convenient to trains and highways, the basement might serve as a bomb shelter because it has the necessary facilities and a concrete ceiling.

<p>

A suite of a reception room and two offices [alternatively bedrooms] and total parking for 8 cars complies with Southampton ordinance concerning business use of homes in 1 acre residential zone, thus not needing any grandfathering based upon 47 years of use by patent-attorney-chemical-engineer.

<p>

This unconventional rancher is in middle portion of the 240 acre Bryn Gweled campus which buyer becomes a co-owner of, thus assuring long term housing density of 3.5 acres per home. Cooperative community stresses family autonomy, and extreme diversity of race, ethnicity, politics, religion, etc. BG is non-elitist. Because land-lease from neighbors is amendable by changing the by-laws, applicants have 2-hour visits with each of 76 households prior to assuming contractual responsibilities of non-assignable, renewable 99-year lease of land. See [www.bryngweled.org](http://www.bryngweled.org) about how members own non-interest bearing debentures that are refunded when lease is surrendered upon selling home. Upon dissolution of BG, assets other than homesites are allocatable proportionately to dues payments of past 20 years. Dues for 1150 are \$900/yr., covering swimming pool, tennis courts, playground, soccer field, community garden, and community center and more than a mile of private roads having speed bumps. In this manner, the member households [growing from about a dozen to current maximum of 76] have prolonged Bryn Gweled's voluntarism for 65 years.

**contact@leadfsbo.com**



<p>

*Within a decade after joining, one devotes far more time to visiting future applicants than required for joining. Delays in selling 1150 are believed to be due predominantly to unconventionality of house. For example, at least 5 BG homes have been sold to those who could not afford 1150 while 1150 has been on sale. Some BG homes have natural gas, which might replace the propane if a sufficient number of neighbors collaborated in line-extension. Those wanting a propane-heated \$400,000 home generally do not want a home in a middle class neighborhood, a requirement for the purchaser of 1150.*

## PROPERTY DETAILS

Sq. Footage: 2554  
# of Floors: 1  
# of Bedrooms: 6  
# of Bathrooms: 4  
Year Built: 1959

If you like this house, call its owner by telephone (215)357-3977 or leave him message.

With him you may on all agree.

Without go-betweens. Without comission.

## Contact Information

---

Contact: John Ewbank  
Phone: (215)357-3977  
Phone: (215)357-3977

Email:

*All information is deemed reliable but is not guaranteed and should be independently verified.*

*When you re looking through the Sunday paper you might see ads that say [fsbo home](#), [fsbo house](#), or [fsbo land](#). What does fsbo mean? FSBO stands for For Sale By Owner. This is when a seller puts up his home or land for sale without the use of a real estate agent.*

# NEW!